

MEETING NOTES
Based of Discussion of a Subcommittee of the
Urban Design Committee
Wednesday, July 11, 2001, 3:00 p.m.
Room 206, County-City Building
555 South 10th Street, Lincoln Nebraska

Members Present: Gordon Scholz, Mike Eckert, and Scott Sullivan
Others Present: Gene Mathe, Charlie Craig, Carlos Mucha, and Bradley J. Ball (Nextell Partners), Jim Monnel, Dan Weselowski, and Steve Hanks (Lincoln Electric System), Steve Huggenberger (City Attorney's Office), Ken Weber (Private Consultant - Wireless Co.), Greg MacLean (HDR), Steve Hiller (Parks & Recreation), Mike Stritz (Solid Ground), Terry Adair (4200 Rideview Drive), Christopher K Weber (Weber Service Inc), Jerry Obrist (Lincoln Water System), Carole Eddins (Urban Development), Ed Zimmer, Abby Davis, and Missy Minner (Planning Department)

Review of sidewalk café, southwest corner of 14th & O Streets, "Solid Ground" café -

Eddins indicated that the staff review of this application has been completed and that all departments have signed their approval. Issues identified by Harry Kroos have been addressed.

Stritz added that his proposal is to open a sidewalk café that would start on the O Street side of his business and wrap around the east side to 14th Street. Solid Ground is not a bar. They serve bagels and coffee. They plan to have 2 rows of tables that seat 2 or 3 people. Their plan is to expand the business when Homer's moves out of the building.

Zimmer stated that the capacity of a sidewalk café is linked to the capacity the business has inside.

Stritz explained that the railing will be similar to the railing at Jimmy John's across the street. The decorative trash receptacles will be either steel or stone.

Committee members asked that more detailed drawings be submitted for review at the August meeting. They liked the idea of this proposal but felt that they needed more specific information in order to make their decision.

Review of finishes for 10 million gallon water reservoir at 84th and Yankee Hill Road -

MacLean indicated that this is a \$4.3 million project. That amount includes a basic paint job on the water tank. This tank is adjacent to Jensen Park and will be highly visible.

Obrist added that most tanks around the City are plain. The tank at AirPark is painted a color called desert sand. That tank can be seen at quite a distance, but it blends with the surrounding landscape.

Members discussed the possibility of treating this as a landscape screening issue. Those in attendance were in favor of painting the water reservoir a color that would blend with the sky and using natural landscape treatment to help to screen this. Obrist indicated that a distance to allow for repainting would have to be maintained.

Review of wireless communication tower by Nextel on LES substation, 70th Street north of Pioneers Blvd., adjacent to Holmes Lake golf course -

Craig indicated that their proposal is for a 170' cellular tower at 3301 S 70th Street. This location will address the problem they have with adequate coverage in the area. There is no structure in the area suitable for them to place their antennae on.

Their plan is to erect a mono-pole that is strong enough to handle their equipment and 3 additional carriers. This is a good plan because this is in an area already occupied by a utility line and can blend in with existing surroundings. All funds generated will be put back into the community through LES. This will prevent other carriers from having to come into this area with additional poles.

Weber indicated that Cricket Communications is interested in co-locating on this pole.

Committee members asked if they had evaluated possible locations closer to the ball fields or the possibility of locating on one of the transmission towers. Weber indicated that the existing towers and the lights at the ball field would be too short. They need to have 170'.

Adair stated that this tower would be to the northeast of their back yards. He is here on behalf of several of his neighbors. They object to this as it will be an eyesore. They already have to deal with the power lines right behind their homes. Those were there when they purchased their homes. This is a park consisting of homes and a golf course. The immediate clump of LES ground is on park land. The zoning is residential in the area. They are starting another commercial area on a third corner of 70th & Pioneer Boulevard. They are also concerned with the possibility of interference that may be caused in their homes.

Weber indicated that this frequency was reassigned and would not interfere with anything currently in homes. Additionally, there is a stipulation by the FCC that requires them to take care of any interference caused.

Sullivan asked if the neighbors have any other suggestions for locations. Adair suggested land in the dog run or moving another 12 blocks to the east which would be at the edge of the City and on higher ground.

Craig indicated that they ran a computer model based on the neighbors recommendation to see if that would work. They do still have the marginal coverage in the area they are trying to fill in. That location caused interference issues with other existing structures.

Adair indicated additional concern with the obtrusiveness of additional carriers' equipment. Hanks indicated that there is enough LES owned property to accommodate all the equipment. He added that the dog run has been looked at by other carriers, that proposal was stopped by the Corps of Engineers.

Adair stated that it may be possible to screen the equipment buildings, but the tower can't be screened. Craig stated that they are sensitive to that. This proposal minimizes the number of structures of this type. They chose this location because of the existing utilities.

Zimmer indicated that the recommendation of the members would be forwarded to LES.

Members were uncomfortable with the proposed height of the tower. Overall they prefer co-location, however felt multiple shorter towers might be better in this location.

Hanks indicated that LES has a separate governing board that mirrors the action of City Council. There is an appeal process to the public board. There is an opportunity for opposition can be voiced at the Board level. Jennifer Dam brought Nextel and LES together.

Craig indicated that the locations of the shorter towers would be literally in property owners yards. Nextel held a public meeting. They sent out approximately 1,300 notification letters, approximately 35 people attended the meetings. They received 2 letters in opposition.

Members in attendance asked Zimmer to prepare a memo that indicating the Committee's discussion of its concerns with the height, issues with cleaning up ground situation, and that they recognized the technical concerns with numerous shorter towers.